

In the Matter Of:

Town of Sullivans Island Design Review Board

Design Review Board Meeting

February 15, 2017



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TOWN OF SULLIVAN'S ISLAND
DESIGN REVIEW BOARD

HEARING BEFORE: PAT ILDERTON, CHAIRPERSON

DATE: February 15, 2017

TIME: 6:00 PM

LOCATION: Sullivan's Island Town Hall
2056 Middle Street
Sullivan's Island, SC

REPORTED BY: Priscilla Nay,
Certified Shorthand Reporter

A. WILLIAM ROBERTS, JR., & ASSOCIATES

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APPEARANCES :

PAT ILBERTON, CHAIRPERSON
STEVE HERLONG, BOARD MEMBER
BUNKY WICHMANN, BOARD MEMBER
LINDA PERKIS, BOARD MEMBER
BEVERLY BOHAN, BOARD MEMBER
RHONDA SANDERS, BOARD MEMBER
JOE HENDERSON, ZONING ADMINISTRATOR
RANDY ROBINSON, BUILDING OFFICIAL
KAT KENYON, PERMIT TECH
DAVID BOATWRIGHT
RACHEL BURTON
CHARLIE MIRAZIZ
EMMETT LYNCH
CHARLIE ANDEREGG

ALSO PRESENT :

MARK HOWARD
CAROLINE PENNINGTON
McLEAN SHEPERD

1 THE CHAIRPERSON: It is February 15th,
2 six o'clock. This is the Design Review Board. The
3 members in attendance are Bunky Wichmann, and Linda
4 Perkis, and Pat Ilderton, and Steve Herlong, and
5 Beverly Bohan, and Rhonda Sanders.

6 The Freedom of Information requirements
7 have been met for this meeting and the first on the
8 agenda is the approval of the minutes. I think we
9 had some adjustments.

10 MR. HENDERSON: That's correct.

11 THE CHAIRPERSON: To change --

12 MR. HENDERSON: I think it is Page 58
13 and 59 of the transcript.

14 THE CHAIRPERSON: From Henderson to
15 Herlong.

16 MR. HENDERSON: That's exactly right.

17 THE CHAIRPERSON: Right. So everybody
18 is in favor of that, I'm sure.

19 MS. PERKIS: Yes.

20 1121 MIDDLE STREET

21 THE CHAIRPERSON: All right. So that's
22 done. 1121 Middle Street. Modification.

23 MR. HENDERSON: Okay. Thank you. This
24 is Agenda Item C-1. It's a historic property
25 design review located at 1121 Middle Street.

1 The applicants are requesting approval
2 to modify a nonhistoric structure located on an
3 historic property. What this means is that there
4 is some historical significance given to one of the
5 structures on the property. This just happens to
6 be a nonhistoric structure; so it falls in the
7 purview of the DRB.

8 This is identified by Survey Card 300
9 and the -- because the structure is being modified
10 and heated square footage is being added to what
11 amounts to a nonconforming or a grandfathered
12 structure. It's not permitted by ordinance.

13 I had a chance to meet with the
14 property owners and the applicant, Mr. Boatwright,
15 about this and recommend some changes to their
16 application.

17 However, because this application
18 before you tonight is not permitted through the
19 zoning ordinance I recommend denial of what you're
20 reviewing with the recommendation that the staff
21 work with the applicants and put together a
22 presentation that complies with the ordinance.

23 THE CHAIRPERSON: All right. We don't
24 have power to grant the BZA -- the Board to grant
25 the square footage. Is that correct or not?

1 MR. HENDERSON: What I would request
2 that the Board do is deny the application before
3 you today --

4 THE CHAIRPERSON: Okay. Right.

5 MR. HENDERSON: -- and recommend
6 that the property owners work with the staff
7 to put together a compliant presentation for the
8 next meeting --

9 THE CHAIRPERSON: Okay. Great. Thank
10 you.

11 MR. HENDERSON: -- and not consider
12 what's before you. I think that the Board could
13 make some suggestions based upon its design, but
14 that's all it would be is a suggestion.

15 THE CHAIRPERSON: So we do want to hear
16 the presentation --

17 MS. PERKIS: We want to make changes?

18 THE CHAIRPERSON: -- or not?

19 MR. HENDERSON: I think it is up to the
20 Board. It is up to you guys if you want to
21 consider the design.

22 THE CHAIRPERSON: Sounds like to me
23 it's going to be modified anyway because of your
24 request for denial.

25 MR. HENDERSON: That's right. I see no

1 harm in allowing the applicants to present what
2 they have before you. I can certainly elaborate
3 on, you know, what comments Town staff has made and
4 I can show you the application.

5 THE CHAIRPERSON: All right.

6 MS. SANDERS: Well, I mean, it's here,
7 right? Why are we here? Why is it here?

8 THE CHAIRPERSON: We can't -- I mean,
9 we really can't -- basically I guess what you're
10 saying is we can't approve it because it doesn't
11 conform to the zoning laws?

12 MR. HENDERSON: That's right.

13 MR. HERLONG: Can we just submit
14 information --

15 MR. HENDERSON: Sure.

16 MR. HERLONG: -- and not act on it?

17 MR. WICHMANN: We can adhere by it in
18 the future. As a Board, the better we know it the
19 better we'll be able to respond to it in the
20 future.

21 THE CHAIRPERSON: Yeah. I mean, the
22 applicant is here and we might as well hear an
23 initial presentation even if we can't rule on it.

24 MR. HENDERSON: That would be fine.

25 MS. SANDERS: It might save time the

1 second go-round. Right.

2 THE CHAIRPERSON: Yes, sir.

3 MR. BOATWRIGHT: I'm David Boatwright.

4 THE CHAIRPERSON: You can stand there
5 or sit up there. You're going to have to speak
6 loud.

7 MR. BOATWRIGHT: Let's see how this
8 goes. I'm representing the owners of 1121 Middle.
9 I may have misunderstood Joe, but I have revised.
10 I believe I have addressed the three issues he
11 brought up regarding our design and -- but, you
12 know, I wasn't able to -- this was last Friday.

13 I was able to come up with new drawings
14 today. So I brought new sets to the meeting and
15 I'll be glad to pass a few your way. I can speak
16 to -- and Joe hasn't heard this either. So I can
17 sort of speak to what his concerns were if that's
18 okay.

19 THE CHAIRPERSON: I think it is okay,
20 but I don't think Joe is going to be comfortable
21 approving anything without really studying it.
22 Right? Is that correct? I'm guessing.

23 MR. HENDERSON: Yeah. I think we can
24 take a look at the existing structure. We can see
25 what they're proposing in general.

1 THE CHAIRPERSON: Right.

2 MR. HENDERSON: Yeah. Let's take a
3 look and see what -- do you have any printouts for
4 the Board?

5 MR. BOATWRIGHT: Yeah. I've got a
6 minimum number of copies, but here's you. Here you
7 go. And looking at --

8 MS. PERKIS: We can share.

9 MR. BOATWRIGHT: I've got no problem
10 with that. And it's going to look similar. I
11 think the main issue that came up with Joe was that
12 we expanded the heating -- heated and cooled square
13 footage by having the stair topper built basically
14 on the footprint of the porch.

15 And I thought, oh, gosh, well, we can't
16 have that. There were a lot of things I liked
17 about it and then after thinking about it a while I
18 thought, well, let's have an exterior stair but
19 enclose it in that tower.

20 It does not -- it accesses to both
21 porches. It does not enter into the main body of
22 the house. So it's not heated and cooled. I kept
23 it encased in the metal siding, but the doors --
24 there are no windows in it. It's just open spaces.
25 So it is in effect an exterior space now.

1 Now, the second thing was a sort of a
2 bumpout over the front door, the Middle Street
3 side, and you can't really see it with the palm
4 trees but they said they would allow it to have
5 some weight protection over that.

6 So in order to get the head room it
7 would be nice to bring the slope down to the roof
8 over that area, but we wouldn't have the legal head
9 room there. So I bumped it up. So there's a shed
10 that comes over there. I believe that was the
11 second issue.

12 The third issue was the second story
13 porch being covered. It is not being covered. It
14 is just a trellis over that. So, I mean, there's
15 some other things to --

16 MS. SANDERS: I'm sorry. You have a
17 third story?

18 MR. BOATWRIGHT: Beg your pardon?

19 MS. SANDERS: I'm sorry. Okay. I got
20 it.

21 MR. BOATWRIGHT: The other thing was we
22 changed the roof from a gable roof to a shed roof
23 because they would like to have solar panels and it
24 just makes sense to orient the roof that way. We
25 actually ended up dropping the slope even more so

1 we're not adding any volume. With the square
2 footage we're not adding any --

3 MR. HENDERSON: I think really it's the
4 charge of the DRB during the next meeting when we
5 have this revised and ironed out as to whether or
6 not these more contemporary improvements are
7 compatible with the historic structure just behind
8 it. That's a historic designated structure.
9 That's what makes this property historic.

10 THE CHAIRPERSON: Do you mean
11 the apartments?

12 MR. HENDERSON: The apartments. So you
13 have kind of a post-Hugo modification being
14 improved and make it more contemporary essentially.
15 So it's really going to -- after the zoning issues
16 are squared away it is going to be simply a design
17 and compatibility issue.

18 MR. BOATWRIGHT: Right. Right.

19 MR. HENDERSON: That's what we would
20 consider.

21 MR. BOATWRIGHT: And we're -- I should
22 have mentioned with it having the stair tower
23 starting really at grade we've taken away those
24 exterior stairs and we've actually shrunk the
25 footprint, the overall footprint, of the structure

1 if you're counting the stairs as part of the
2 footprint.

3 So -- and then there's two garage bays
4 and one of them we -- it's a recess and we put an
5 awning over there so you can step in and walk
6 straight over the stairs if that makes any sense.
7 I wish I had a little --

8 MS. SANDERS: So you're not getting
9 wet?

10 MR. BOATWRIGHT: You're not getting
11 wet. You're just being able to step up and go over
12 the stair, too, the first and second story. That's
13 noting -- that's set back there.

14 I got rid of those really clumsy stairs
15 and I don't see it as -- as going for a really
16 contemporary look, but in effect it is. I just
17 wanted to make it -- to give it a crisp, tailored
18 sort of look, you know.

19 THE CHAIRPERSON: Great. All right.
20 Thank you.

21 MR. BOATWRIGHT: Yeah.

22 MS. BOHAN: The materials, I saw the
23 galvanized metal.

24 MR. BOATWRIGHT: Right.

25 MS. BOHAN: The facade. What other

1 integrations or coordination between the historical
2 and the new structure are you going to present?

3 MR. BOATWRIGHT: Well, the exterior is
4 going to remain wood siding. The only thing --
5 and on the roof on the Middle Street side that
6 lower shed will get the same galvalume, standing
7 seam thing and then the awning will have that, too.
8 So the awning is over the recessed door. Of
9 course, we're getting rid of that -- that -- as you
10 walk up there, too.

11 MS. PERKIS: That's going to be gone
12 and the spiral staircase, too?

13 MR. BOATWRIGHT: Yeah.

14 MS. PERKIS: So there will be no deck
15 on the roof?

16 MR. BOATWRIGHT: There will be access
17 through the tower to sort of have a little space up
18 there to also access the solar panels and all that.
19 But --

20 THE CHAIRPERSON: But there won't be an
21 obvious deck like that?

22 MR. BOATWRIGHT: No. Very cleaned up.

23 THE CHAIRPERSON: All right. Thank
24 you. Is there any public comment to this
25 application?

1 (No response.)

2 THE CHAIRPERSON: Public comment
3 section then is closed. Anything more to add, Joe?

4 MR. HENDERSON: No, sir.

5 MR. BOATWRIGHT: Okay. So we're -- it
6 is the understanding we just have to --

7 THE CHAIRPERSON: Well, let's -- first
8 of all, we can't pass it. Do we want to run up and
9 down and make comments while you're here?

10 MS. SANDERS: I think it would save
11 time because it seems like from the time he
12 submitted it with you he's made changes that might
13 be done or not done if I -- am I --

14 THE CHAIRPERSON: Yeah, I think. So go
15 ahead and start.

16 MS. SANDERS: So you are recommending
17 denial because the zoning ordinance had issues with
18 the height expansion. And that's eliminated or not
19 eliminated?

20 MR. HENDERSON: There are multiple --
21 we haven't conducted a plan review of what's being
22 presented here.

23 MS. SANDERS: Right.

24 MR. HENDERSON: So, yeah. The idea
25 behind it is that if it's a nonconforming use and

1 structure then it cannot be expanded --

2 MS. SANDERS: Expanded, right.

3 MR. HENDERSON: -- or intensified or
4 enlarged.

5 MS. SANDERS: So if he resolves all
6 that then the bottom line is we just need to say,
7 yes, we like it or, no, we don't?

8 MR. HENDERSON: I think you can give
9 them some informal --

10 MS. SANDERS: Right.

11 MR. HENDERSON: -- advice on the
12 design. Whether you like the --

13 MS. SANDERS: I want to be clear on all
14 of that and it sounds like he's doing that next
15 time, but I think the design is a huge improvement.
16 It looks like a manufactured mobile home as it is
17 right now. I think it is a vast improvement.

18 THE CHAIRPERSON: Great. Thank you.
19 Beverly.

20 MS. BOHAN: I think coordinating the
21 exterior colors will also integrate the old and the
22 new, integrating the historic. It's smart. So
23 I'll pass along.

24 THE CHAIRPERSON: Steve.

25 MR. HERLONG: For general comments, I

1 think the current building has various unfortunate
2 additions and nothing -- it's very bland and kind
3 of disappointing. There's no architecture there
4 and this will provide a nice kind of distinctive
5 structure. So I would vote we approve it.

6 THE CHAIRPERSON: Yeah. I feel like it
7 is -- the structure there is so bland and
8 uninteresting and sort of -- you know, it's not a
9 particularly in nice condition or -- done to it and
10 getting rid of that roof deck -- the obvious roof
11 deck would be nice as well as that porch over
12 the -- the deck over the porch and things like
13 that.

14 So I'm not -- I'm not opposed to more
15 contemporary design. I think they add interest and
16 spice to the island where it can be overburdened at
17 times with the cottage look. So I would be for
18 this genuinely. Linda.

19 MS. PERKIS: I don't mind the
20 contemporary look; however, I don't know if this
21 melds well with the historic house that is in front
22 of it. I think I want to see more. I also don't
23 know how it gels also with the Stella Maris behind
24 it, a very historic building, and just in that
25 whole general area.

1 I think it will be easy to tell people
2 where you live because it will be a benchmark. You
3 can say, oh, turn by the contemporary house and we
4 won't have any question where you turn. I just
5 want to see more. You need to come back with more.

6 MR. BOATWRIGHT: More?

7 MS. PERKIS: For more drawings, more
8 pictures.

9 THE CHAIRPERSON: Anything else to add?

10 MR. WICHMANN: I think I agree with
11 looking to more, to see more with the design.

12 THE CHAIRPERSON: Okay. We are going
13 to pass on this and those are our comments.
14 Hopefully at the next meeting or whenever you come
15 back we'll be able to make a more definitive
16 decision.

17 MR. BOATWRIGHT: Okay. So we're
18 deferring?

19 THE CHAIRPERSON: Deferring. Yes, we
20 are.

21 MR. BOATWRIGHT: Should I take these
22 drawings back? Thank you.

23 2708 BAYONNE STREET

24 THE CHAIRPERSON: All right. 2708
25 Bayonne.

1 MR. HENDERSON: Okay. Thank you. This
2 is Agenda Item D-1. It's a nonhistoric property
3 design review. Herlong & Associates are requesting
4 a slight modification to the accessory structure
5 standards.

6 MR. HERLONG: I'm recusing myself.

7 MR. HENDERSON: So these standards are
8 noted in Section 21-138 pertaining to height
9 increases. The Design Review Board is allowed to
10 grant a 20 percent increase allowing accessory
11 structures to go up to 21 and a half feet.

12 The base -- the zoning standard is
13 15 feet and can increase to 18 feet if it has a
14 7'12 roof pitch on it. So essentially the
15 applicants and property owners have a gazebo on
16 an elevated deck.

17 So that's why we're requesting the
18 increase in height because that's putting them over
19 the 18 feet if they add a gazebo rooftop. So I'll
20 yield to you for questions and also he'll present
21 to you.

22 THE CHAIRPERSON: Great. Yes, sir.

23 MR. MIRAZIZ: Joe covered most of it.
24 I will say the percentage of increase -- it says
25 for DRB the DRB is allowed 20 percent relief and

1 we're showing it at about 16 or 17 percent if
2 relief were to be given. I'd just add that in the
3 images you guys see the house behind that is the
4 Hymans family and they are well aware of what the
5 clients are looking to do and just to help them in
6 the design.

7 THE CHAIRPERSON: Great. Is there any
8 public comment to this application?

9 (No response.)

10 THE CHAIRPERSON: Public comment
11 section is closed then. Anything to add, Joe?

12 MR. HENDERSON: I was provided with
13 some supplemental renderings that should help you
14 just kind of gauge the -- oh. Here's the site
15 location. The existing pool is back here.

16 The gazebo will go -- what is the
17 distance from the property owner? I think it is
18 approximately 10 feet or so.

19 MR. MIRAZIZ: It is even with the
20 existing deck. I don't remember the figure.

21 MR. HENDERSON: Okay. So here is the
22 property line approximately where these shrubs are
23 and with the roof you'll have it relate to the
24 adjacent structure like this.

25 MS. PERKIS: If I'm right, isn't the

1 existing deck higher than that now? It seems like
2 you've got a --

3 MR. MIRAZIZ: If you'll switch back to
4 that image without the rendering it does show the
5 deck. You see the railing there?

6 MS. PERKIS: Yes.

7 MR. MIRAZIZ: The gazebo will be -- the
8 floor of the gazebo will be flush with the floor of
9 the existing deck.

10 MR. HENDERSON: And it will be 10 feet
11 from the property?

12 MR. MIRAZIZ: Yep.

13 THE CHAIRPERSON: Great. Are we good?

14 MR. HENDERSON: Yes, sir.

15 THE CHAIRPERSON: Bunky.

16 MR. WICHMANN: I just want to make
17 sure. You said the Hymans are the next door
18 neighbors. They have been involved and are aware
19 of what's going on and you basically have the
20 neighbor's approval who is the most affected by
21 this gazebo. Is that correct?

22 MR. MIRAZIZ: Correct.

23 MR. WICHMANN: That's all I've got.

24 MS. PERKIS: I have a question. Why --
25 I don't understand this, but why does it have to be

1 this height you have to ask for relief unless Wilt
2 Chamberlain is moving in?

3 MR. MIRAZIZ: Let me refer to the
4 drawings. You guys have copies of this?

5 THE CHAIRPERSON: Yes.

6 MS. SANDERS: Yes.

7 MR. MIRAZIZ: So on the elevation the
8 rule says we're 18 feet from grade but in this case
9 this is a structure being built on an existing
10 elevating deck. So in order to get -- say we're
11 showing a 9'6 beam on there we're already losing
12 about 4'3.

13 MS. PERKIS: Because of the deck.

14 MR. MIRAZIZ: So because of the deck
15 we're already starting high.

16 MS. PERKIS: Okay.

17 MR. MIRAZIZ: Basically, if you wanted
18 to show any kind of roof structure there you would
19 be (inaudible).

20 THE CHAIRPERSON: Anything else?

21 MS. PERKIS: No.

22 THE CHAIRPERSON: I think I'm fine with
23 it. Good pitch on the roof and it sort of looks
24 like a bandstand in a way. I think it will be
25 fine. All right. Beverly.

1 MS. BOHAN: I agree. Bunky asked my
2 question and as long as the neighbors are good with
3 it. I agree. It looks kind of like a bandstand.
4 I think it's fine.

5 MS. SANDERS: I agree. I think it
6 looks great.

7 THE CHAIRPERSON: All right. Do I hear
8 a motion?

9 MR. WICHMANN: Motion to approve.

10 THE CHAIRPERSON: Second?

11 MS. BOHAN: I second.

12 MR. WICHMANN: Everybody in favor?

13 MR. WICHMANN: Aye.

14 MS. PERKIS: Aye.

15 THE CHAIRPERSON: Great. Thank you,
16 sir. All right. Moving right along. Joe, you
17 have 1730 Thompson.

18 1730 THOMPSON AVENUE

19 MR. HENDERSON: Yes, sir. This is
20 Agenda Item E-1. It is a historic special
21 exception request for 1730 Thompson Avenue.
22 The DRB considered this at the last meeting on
23 January 18th.

24 Rachel Burton is here of Swallowtail
25 Architects. She's requesting modifications to an

1 existing historic structure and requesting approval
2 to build that second structure on the lot which is
3 a special exception. This property is deemed
4 historic according to Historic Survey Card 264.
5 That is known as the Fort Moultrie garage area.

6 It is a Sullivan's Island landmark, the
7 highest historic significance. To boil all this
8 down, I know there was extensive discussion during
9 the last meeting, but its request before the Board
10 is two-fold. First it's a special exception: Is
11 this property acceptable?

12 Is it acceptable to construct a second
13 house on this lot is the first question to answer.
14 You would want to consider the massing of that new
15 construction and how it relates to the historic
16 structure. The second question is: Is the
17 proposed historic restoration pertinent?

18 So what the applicant presented during
19 the last meeting and what they're also presenting
20 during this meeting is a true historic restoration.
21 So a historic restoration is you take a snapshot
22 of that structure in time.

23 The snapshot that they want to take is
24 the original massing from the late -- I think it is
25 the 1880s that the original structure was built and

1 remove all nonoriginal additions. In this case the
2 addition was put on around 1900.

3 So the question really is: Is the
4 Board okay with the historic restoration, the
5 removal of the addition, or is the Board looking
6 for more of a historic preservation? That is to
7 preserve all aspects or all portions of this
8 structure --

9 THE CHAIRPERSON: All right.

10 MR. HENDERSON: -- inclusive of the
11 addition. During the last meeting there were
12 several recommendations made by the Board and I'll
13 just very quickly go through those and then Rachel
14 will elaborate on those.

15 So, Number 1, the Board wanted a more
16 formal report describing the historic significance
17 or nonhistoric significance of the addition from
18 1900. She has provided that to you. All original
19 openings should be maintained and not be filled in
20 was one recommendation by the Board.

21 A new window opening was proposed and
22 the standards we referenced said that you shouldn't
23 create new openings. So they have eliminated that
24 new opening. The request was made to modify some
25 of the dormers on the back. That's been done.

1 A request was made to remove the front
2 porch. We have two renderings showing one with a
3 porch and one without a porch. Then there was some
4 discussion about a screened porch door. I wasn't
5 exactly clear from reading the transcript what we
6 were talking about there.

7 I'll yield to the Board for any
8 questions on this.

9 THE CHAIRPERSON: Great. Thank you.
10 Yes, ma'am.

11 MS. BURTON: Joe, first could you just
12 do the little aerial video to show --

13 MR. HENDERSON: Sure. I've somehow
14 lost it. Give me one second.

15 THE CHAIRPERSON: All right.
16 Impressive. Yes, ma'am. Go ahead.

17 MS. BURTON: So this is our second time
18 that we've come before you seeking conceptual
19 review or approval for 1730 Thompson.

20 So I'm not going to go into the
21 information that we covered last time, but I have
22 five items that I boiled down for you guys to
23 consider: Documentation of the rear, the design of
24 the dormers, putting glass windows all along the
25 front and all of the openings, adding new window

1 openings on the front and then reviewing the design
2 and considering (inaudible) and so I'm going to
3 take --

4 THE COURT REPORTER: I'm sorry. I can
5 barely hear you.

6 MS. MARTIN: So I'm going to take each
7 of those five points in order. What I've given you
8 is a little booklet that has photos in and each one
9 of my items are identified in that booklet.
10 So the supporting photo documentation is in that
11 little pamphlet.

12 So the first one is about documentation
13 for the rear part exactly. And what I first want
14 to do is go over the graphics of that 1908 map
15 because that's where we first find documented
16 history about this ordinance shop.

17 So when you look at the blow-up of
18 where the ordinance shop is what you can see is
19 that there is a brick building that's attached and
20 behind it is a rectangle. And the rectangle is
21 drawn in the same way as the porch. It's of the
22 junior officer's quarters which are also on this
23 map.

24 So at first glance you might look at it
25 and say, well, it's a porch and it was already

1 there in 1908, but I included another section of
2 this map which was the area that's around 1540.
3 It's on the lower part of that page.

4 So first I wanted to look at this top
5 map which showed our ordinance shop. Now, I want
6 you to look at this bottom map and what you'll see
7 on that are several buildings that have the lines
8 around them.

9 So what is now 1514 and 1504 have lines
10 around them suggesting that it's possibly
11 sidewalks, possibly pavement, and there are also
12 barrack buildings identified on that lower map on
13 that first page. Those are clearly sidewalks.

14 Since the legend of this map did not
15 identify any graphic for porch it does not
16 distinguish between what was a porch, what was a
17 sidewalk, what was a loading dock, or what was just
18 pavement.

19 So given that our original ordinance
20 shop had a large opening cut into the brick back
21 wall what we're suggesting is that it's following
22 that documentation on that map and that it was just
23 a large loading dock platform with a brick opening
24 that went straight into the building. The second
25 part of the packet that I gave you separately is

1 the letter from Richard Marx and what he's done is
2 just document the photos of the roof structure of
3 that back portion.

4 MR. HENDERSON: Sorry about that. I
5 don't know what that was.

6 THE CHAIRPERSON: I see what y'all do
7 as your pastime.

8 MR. HENDERSON: What was that?

9 MS. BURTON: What I just want you to
10 notice about those photos is that the back part was
11 clearly built later. It was built over the
12 existing. So we know that the front part was built
13 first and that the back was built later.

14 Richard Marx suggested that it could
15 have been from early to mid-last century. He
16 doesn't know when. He also identified the master
17 (inaudible) by Carl Sunderman which referenced this
18 building.

19 It doesn't give us any further
20 information about the specifics of the building
21 other than it was a service part of the fort and is
22 now privately owned. Then the last piece of
23 documentation that I want to talk to you about in
24 regards to the removal of the back is looking at
25 the junior officer's quarters themselves.

1 In specific I'm going to look at
2 1726 Middle Street as my example only because I
3 was the architect on that project. So I know the
4 most about it and that is on -- sorry. I'm just
5 checking to make sure I'm referring -- on the
6 second page.

7 So what I've done is I've included a
8 map again from 1908 that shows that the junior
9 officer's were built then. There was a front
10 block, a porch that went across the front, down the
11 side and along the back, and then a separate block
12 that was the kitchen block at the back.

13 In 2014 the DRB granted us conceptual
14 and full and final all in one meeting when we
15 presented our design. What we did was a design
16 that was very respectful of the building. It kept
17 an existing two-story building prominent and just
18 added a little one-story addition that wrapped
19 around the back.

20 We did demolish that kitchen block that
21 was at the back. The DRB complemented us on that
22 respectful design that allowed historic part to
23 remain a primary feature but had adapted amenities
24 that modern families want. So I think that the
25 combination of looking at the 1908 map again and

1 rethinking through graphics, looking at the letter
2 from Richard Marx which clearly identifies that the
3 back was built later.

4 Then looking at examples like the
5 junior officer's quarters where we have demolished
6 accessory parts of the building that were built
7 at the back so that we could have the maintenance
8 of -- if you call it the gym at the front that
9 faces the street that we have those examples
10 readily online.

11 THE CHAIRPERSON: Great. Thank you.

12 MS. BURTON: So I'll quickly go through
13 our other items. Item 2, rear facing dormers. We
14 have revised those. They're smaller. They're
15 sheds. The windows in the front, we have put
16 windows in every opening and eliminated the new
17 window.

18 Then the last piece that I want to talk
19 to you about is the front porch. Originally we
20 resubmitted a design that did not have a porch and
21 then wanted to add one back.

22 The reasons for that are functionally
23 it's just nice to have a porch, to have a cover so
24 that you can welcome your guests and say goodbye.
25 It is nice to be able to have a place to sit and

1 watch the street. It is within the footprint of
2 the original historic stoop. So it is not
3 encroaching.

4 Then lastly psychologically it's just
5 part of a transition sequence that we all know that
6 goes from the public street to a private building
7 that has things like sidewalk fences, landscaping,
8 change of elevation materials, lighting, porch,
9 doorbell. It says you're now on private property.
10 So we want to do that to 1738.

11 Then I just have other examples that
12 are on later pages that document there's already
13 been changes to 1730 and this would be part of
14 them, but, in fact, a (inaudible) mass that we
15 believe. Then there are two -- there are two other
16 buildings that were previously Fort Moultrie
17 buildings.

18 One is 1514 and there's a sheet
19 documenting it was again part of Fort Moultrie and
20 was identified as the ordinance storehouse. In
21 1987 you can see it was a long, rectangular
22 building with a shed or a screen porch that was on
23 the side.

24 Then later additions added a porch,
25 changed that front porch to be a door, changed the

1 window opening pattern with a shutter pattern. So
2 there was that dramatic change to that building and
3 I would suggest that our changes are far more
4 finalized than that.

5 Then our next change just documents
6 changes to 1504 Middle Street. Again, you can see
7 three large doors added, front doors, steps and
8 stoops all added to the front of the building. So
9 in conclusion I thank you for your patience to
10 listen to all of that.

11 In conclusion what I'd like to say is
12 that our front porch is a use that's compatible
13 with the residential use. It is highly desirable
14 in residential design because it has functional and
15 psychological attributes. Our design is very
16 sensitive to the building's massive shape and it is
17 an appropriate addition.

18 So I hope with all the changes made and
19 the documentation provided to you you can look at
20 our design and I hope that it meets your approval
21 and you grant conceptual design approval.

22 THE CHAIRPERSON: Thank you. Is there
23 any public comment to this application? Public
24 comment section is closed. Joe.

25 MR. HENDERSON: I would just add one

1 point that I have had a chance to review with the
2 applicant and kind of via the property owners.
3 The zoning ordinance and the comprehensive plan
4 somewhat encourage the adaptive reuse of these
5 historic military structures.

6 Because all of these structures are
7 zoned residential, single family residential, not
8 multi-family, we are kind of inferring that these
9 buildings although they're not used as residential
10 buildings today at some point the ordinance is
11 going to -- to trigger that use, the adaptive reuse
12 of these buildings as a single family home.

13 So it is almost as though we are
14 forcing these property owners to use these
15 structures, single family homes. What is going
16 to get someone there? You know, are we going to
17 be okay with the idea of adding a porch to this
18 structure, a front porch to this one, or even
19 Town Hall?

20 So they're very rough in some cases
21 still in their original form. But, really, what's
22 it going to take to comply with the Town's
23 ordinances? So I would just leave that with you
24 when considering whether or not to add certain
25 elements that make a house livable.

1 THE CHAIRPERSON: Great.

2 MR. HENDERSON: That's all I want to
3 add.

4 THE CHAIRPERSON: Steve, you want to
5 start?

6 MR. HERLONG: Well, let's see. Well, I
7 think those are very good improvements to the
8 exterior facades. I think it is using the existing
9 openings and -- and the uniform sizes of the
10 windows as they are is a very big improvement.

11 I think it is even -- previously over
12 to that street, that side elevation, those need to
13 with be windows even though it's a screen porch
14 behind it. I think it is an improvement to have
15 the -- have the dormers.

16 The shed dormers, I think, are not as
17 distracting on that roof line. This is a nice
18 organization to that rear facade. Then there is
19 that additional drawing that shows the screened
20 porch back on the street side.

21 Is that in here?

22 Where is that?

23 MS. BURTON: I'm not sure what drawing
24 you see. Oh, yes. That one.

25 MR. HERLONG: It's one -- this

1 one right --

2 MS. BURTON: So that's up on the
3 screen?

4 MR. HERLONG: This one right here shows
5 the front porch, the street side porch.

6 MS. MARTIN: Yes.

7 MR. HERLONG: The screened porch I
8 think -- I think that works very well. For some
9 reason -- and I don't know if it's just adding
10 those two windows. It is just a little more
11 organized. It seems to work much better.

12 MS. BURTON: I would concur with you.
13 I like the design better, but I like the front with
14 the tall windows and then the porch added to it. I
15 think it is really pretty.

16 MR. HERLONG: I feel like adding a
17 streetside porch while it's not as true to the
18 existing building is more true to the island
19 architecture.

20 I think as Joe is saying those
21 structures are at a severe disadvantage in our
22 ordinance. I think that would be an improvement to
23 the livability of the structure maybe not
24 architecturally if it's honest to the renovation or
25 restoration.

1 THE CHAIRPERSON: Great. Thank you. I
2 think any improvement to that structure is -- you
3 know, it's always been a dog. As long as I've been
4 on the island I would sit there and -- I know the
5 family.

6 Listen, Charlie. You know, I don't
7 know how you get to be an adult living in that
8 thing. But, no, it was always uninteresting and I
9 think this is an improvement and I think when you
10 can do something to improve it -- I assume,
11 Charlie, you might be in -- in some -- not offended
12 by this renovation.

13 THE WITNESS: No, not at all. I see it
14 as an improvement.

15 THE CHAIRPERSON: Yeah. I think it is
16 going to be a lot better than what's there and it's
17 going to be a nice improvement. Linda.

18 MS. PERKIS: I think -- I like the way
19 it looks, but I think there are other things we
20 need to think about like Joe talked about, the
21 warehouses down by the old town hall, and if you
22 could have a porch off of that. That kind of opens
23 a can of worms there. A lot of food for thought.

24 Also, what about the back section, the
25 section that was added in 1900? We can't just

1 dismiss that. Of course, it's not 1800. It's
2 1900.

3 But is that historical? I don't know.
4 I mean, it was a bay you say? A garage bay where
5 they drove the trucks in? I don't know. I haven't
6 decided.

7 THE CHAIRPERSON: Bunky.

8 MR. WICHMANN: I think it is a great
9 improvement. Thank you so much for the work what
10 you've done. I was curious about the shed dormers.

11 You know, Steve pointed out this is
12 much better than -- it is an improvement and
13 visually it makes sense. It is more in keeping
14 with the building.

15 A couple of questions. It is shown
16 here the building is in white. Is there a decision
17 to paint the brick or do we -- I don't think last
18 time -- you hadn't really made a decision. This
19 is --

20 MS. BURTON: Yeah. I mean, this is
21 shown like colorless if you like --

22 MR. WICHMANN: Okay.

23 MS. BURTON: -- simply because I
24 don't know exactly what the brick would be like
25 underneath but truthfully because the means that we

1 had to render it added a brick that was not an
2 appropriate kind of brick and it became
3 distracting.

4 So what I wanted to have instead was
5 that this is the shape and mass, these are the
6 materials, and we will be -- you know, if the
7 existing brick can be the color as it is, you know,
8 as it's uncovered, great. If we need to do a
9 little bit of cleaning or repair we'll do that.
10 You know, like we have to look at that and see.

11 MR. WICHMANN: Sure. Absolutely.

12 MS. BURTON: It suggests the direction
13 of where we're going. It is not necessarily
14 intended to be -- to show a white building. It is
15 just mass and scale.

16 MS. PERKIS: If we can get the detail
17 what kind of roof is it going to be? I'm looking
18 at a metal roof, but --

19 MS. BURTON: It's a metal roof. So it
20 was originally slate that was replaced after Hugo
21 and then a shingle roof and we're proposing that be
22 a metal --

23 MR. WICHMANN: I'm sorry. I was
24 still --

25 MS. PERKIS: Go ahead.

1 MR. WICHMANN: No. So the windows on
2 the street side, those are glazed?

3 MS. BURTON: Glazed.

4 MR. WICHMANN: Okay. The question,
5 what you're faced with, it is difficult because
6 you've got a building that is a residential
7 structure and it's trying to turn itself into an
8 industrial building that's historic in nature,
9 historic, and make it into a functional residence.
10 I know that's a real challenge.

11 Again, we very much appreciate you
12 taking the bricks out of the windows and the things
13 that you're proposing for. I'll just say I am
14 struggling with the porch on the front of the
15 house. I understand the concept. If that were my
16 house I'd want a porch on it.

17 I'm just trying to get my head wrapped
18 around -- as to how it's really going to turn out.
19 Two other points I'm making quickly is the addition
20 that's on the back, the bay, the open bays that
21 were there were put in in the early 1900s, as I
22 said last time I don't think they enhance the
23 property in any way, shape, or form.

24 I don't think it adds to the historic
25 nature of the structure and I think it is something

1 that would probably enhance it if it were not
2 there. But it sort of leads to my final question
3 or point is what kind of -- I wasn't sure I
4 followed you on what type of renovations this is
5 going to be.

6 Is it going to be a restoration? A
7 true restoration or adaptive? How close to the
8 mark are you going to be able to try and stay true
9 to history with the aforementioned -- it was an
10 industrial building. So can you address that? I
11 don't know if you can address that or not.

12 MS. BURTON: I don't think we're going
13 for restoration in the sense that our intention is
14 to completely restore all parts and all details.
15 What we want to do is restore as much as we can
16 that makes sense as a residential building. This
17 is an adaptive reuse.

18 So, you know, the big old opening
19 that's on the side that was the drive-in we want to
20 have that big window. But we obviously are limited
21 and that will be, you know, like a historic type of
22 glazing. We're not going to put slate back on the
23 roof. We're going to do a metal roof.

24 So I think that what we're really
25 trying to do is capture as much of the material,

1 the scale, and as much of the detail as we can but
2 we're not recreating and restoring back to 1880.
3 What we're wanting to do is have all of that
4 uncovered. Show us what's best.

5 Where we've got the -- the trusses in
6 the roof, you know, we'd like to probably expose
7 them and see them. So we're looking at making a
8 really great residential unit that somebody would
9 want to live in that enjoys living there and it
10 becomes part of, you know, an asset to the island
11 that we have uncovered and given back this little,
12 you know, building.

13 MR. WICHMANN: Such as your other
14 examples?

15 MS. BURTON: Yes, but it is clearly now
16 a home. It is not an ordinance shop. It is not a
17 maintenance garage. It is clearly a home.

18 THE CHAIRPERSON: Well, it has been a
19 home for many years --

20 MS. BURTON: Yes.

21 THE CHAIRPERSON: -- and so it is
22 obviously a home and the way the Sullivan's Island
23 ordinance --

24 MS. BURTON: Yes.

25 THE CHAIRPERSON: -- is fashioned is

1 they want it to be a home.

2 MS. BURTON: Yes.

3 THE CHAIRMAN: So it needs to be an
4 affable domicile that people enjoy living in and it
5 presents itself to the street in as positive a
6 manner as possible.

7 MR. WICHMANN: And I'm done. Thank you
8 very much.

9 THE CHAIRPERSON: Great. Beverly.

10 MS. BOHAN: I agree with what Steve
11 said earlier. From that point and springboarding
12 into Bunky's comments, I'm struggling with the
13 porch. It feels 1975 to '80 brick ranch and I
14 wonder if we can suggest, you know, exploring the
15 porch idea because I'm struggling with maybe the
16 way it is attached to the roof line or just the
17 columns or the presentation of the length.

18 It seems a little -- I'm struggling
19 with the scale and the balance of it. I know where
20 you want to go and I know what you're trying to
21 achieve and I prefer, if possible, to preserve a
22 historic preservation for this property and just
23 see the back.

24 Instead of the new garage I'd love to
25 see the old be an adaptive reuse. That would be my

1 part. Otherwise, it would be kicked over.

2 THE CHAIRPERSON: Rhonda.

3 MS. SANDERS: I agree on the front
4 porch for a couple of reasons. Mainly it does look
5 like all the brick ranches I ever lived in, bought,
6 whatever. I think the historic reservation
7 requires us to try to maintain the front facade.

8 The side where you have a storefront
9 window you have a screen porch on one side. Maybe
10 put a porch on one side. It's like -- anyway, we
11 wouldn't want to allow the front to be changed but
12 we could do something off to the side and I think
13 that would be less -- it might be more reasonable,
14 the breezes, et cetera.

15 But I do think the front porches
16 probably should be considered. In 1900, I think
17 that's historic. I don't know. I guess we won't
18 have enough information. It's not killing me.

19 I -- you know, it's just where what
20 we're supposed to be protecting. I guess the
21 windows will be compatible with historic.

22 MS. BURTON: To be fully honest, we
23 have not gone into that level of detail. We're
24 honestly trying to find out, will you approve
25 allowing us to make this a 1,200 special exception

1 unit and can we develop the site in this way and
2 add a second building? So those next details are
3 all the kind of details that come up next and I
4 don't fully know the answer to all of them.

5 MS. SANDERS: And that means that's why
6 we're always required to pass on historic
7 rehabilitation. So this house, you know, front
8 porch might be great. This is not going to be the
9 primary house.

10 It is a 1,200 square-foot accessory
11 building. Whatever. So it is not going to be the
12 primary residence. So I'm not just sure how
13 important that front porch is.

14 In addition to that, it does not
15 preserve the historic preservation. I won't go any
16 further than that. These numbers on that building
17 square footage, I don't know what that includes or
18 doesn't include. It doesn't make any sense to me.
19 But that's all I have to say.

20 THE CHAIRPERSON: Great.

21 MR. HERLONG: I'll say that over the
22 years as we've studied this issue and looked at a
23 historic structure and said, well, that part might
24 be old, but it doesn't need to be preserved is what
25 we're saying, that large addition on the back.

1 In order to do that previously the
2 Board has prior to the next month's meeting
3 arranged to go do a walk-through of the structure
4 together not in one form but just so that we can
5 all put our eyes on it and truly understand what
6 we're seeing.

7 I think that was a good idea to be
8 serious about whether or not that is historic or
9 not. I think we should probably go do that at
10 least before it gets final approval.

11 MR. HENDERSON: Sure, and I think that
12 can be arranged as long as we don't convene to a
13 quorum on site. You know, maybe have an open
14 house. Do you think that can be arranged so the
15 Board members can go to the site?

16 MR. ANDEREGG: I wanted to say
17 something about the front porch just from the
18 functionality perspective.

19 I know when we lived there Dad always
20 wanted to put some sort of stoop or porch or
21 something because that front door is so exposed.
22 That front door has been replaced numerous times
23 and just recently we added -- we worked on it
24 again for water inundation in the front because
25 there's no real water protection there.

1 You're sitting there with a concrete
2 slab essentially with water constantly -- any time
3 the weather -- not historic but just from
4 functionality. The cover over those doors is
5 somewhat important.

6 THE CHAIRPERSON: Right. Thank you.
7 Okay.

8 MR. HERLONG: Regarding that porch, I
9 agree. There is something about the design that is
10 just not quite right yet. Close.

11 I don't know whether it's the pitch.
12 It may be detailing and actually the drawing shows
13 a little differently with --

14 THE CHAIRPERSON: It could be a setback
15 issue. Is it a setback issue why that porch is so
16 shallow?

17 MR. HENDERSON: No. The concrete slab
18 is an existing encroachment. From a staff
19 standpoint that structure is historic.

20 Historic structures by way of ordinance
21 are conforming where they sit. So when Randy and
22 I looked at this presentation, the initial
23 presentation addition of the front porch. In my
24 mind that doesn't increase the degree of
25 nonconformity like the first project that we looked

1 at. It is not intensification. It is already
2 a front porch and it has been used as such for
3 100 years or longer. So it -- there's not a
4 setback encroachment issue among them.

5 MR. HERLONG: Right. Is this out
6 facing the front door? That's where you'd want
7 some protection.

8 THE CHAIRPERSON: Yeah.

9 MR. HERLONG: That's the location for a
10 porch on a structure if we go there. The detailing
11 of it is still not exactly right.

12 THE CHAIRPERSON: Anything to add,
13 Charlie?

14 MR. ANDEREGG: Yeah. The front porch
15 itself is not as it is now. It is not historic. I
16 tore down with a sledgehammer myself what was there
17 down to the ground and there was a brick veneering
18 put inside that brick wall.

19 Now, I'm trying to -- I think the porch
20 wraps around the side and I think some of that may
21 still be historic on the side.

22 THE CHAIRPERSON: Right.

23 MR. ANDEREGG: It was a brick and then
24 my dad finished the top.

25 THE CHAIRPERSON: I just want to make a

1 general comment. If you look at the way this house
2 now, the way it is right now, it is completely
3 ordinary and uninteresting. Excuse me. It really
4 is.

5 Historically you'd say, what is
6 historic about that? Just looking at it from
7 the outside right now and not knowing what it was
8 100 years ago or whatever else it has very little
9 appeal on any basis.

10 It seems to me that a thoughtful
11 addition that's got some integrity to it is going
12 to be a vast improvement to what's there and we --
13 you know, that's what we're here for is to make
14 decisions that -- and it's obvious that the folks
15 want (inaudible) to make -- to build another house
16 on the back.

17 I mean, it's been done enough because
18 they can't do it with this completely ordinary,
19 unattractive structure. You know, ideally it would
20 be nice if that ends up being a much more
21 attractive structure hopefully as well as what they
22 may put on the back of the lot or the marsh side of
23 the lot which is down the road?

24 That should enhance not only the back
25 of the property if they want to do that but the

1 value of people riding their bikes by or walking by
2 looking at it, which is essentially what we're
3 about. You know, so this thing has been so altered
4 historically like what's -- if you look at it right
5 now where is it?

6 I mean, where is the great historical
7 depth you're seeing? I mean, it looks like a brick
8 branch that doesn't even have that porch on it.
9 So, you know, that's what I sort of feel on it. So
10 I would just, you know --

11 MS. BURTON: Can I add further
12 comments? Do I have that chance? Is that --

13 THE CHAIRPERSON: We've got to push on.
14 I mean, you really haven't finished your question
15 with --

16 MS. PERKIS: My thing is if we look at
17 the -- forget the little guys. Let's say you could
18 do the little house. My concern is also your big
19 plan and you're going to have a house in the back
20 and a new house. You're also going to put up a
21 garage which is a lot happening on this piece of
22 property in my book.

23 So I was thinking -- and this is
24 something I think really the neighbors need to be
25 notified because this is going to be such a change

1 to that property. You're going to from the old
2 building back -- I didn't even know it was a
3 historic building all this time. I've driven by.
4 But you're going from this old building and we're
5 going to put a new garage and a big house.

6 I was hoping that maybe they'd say
7 the new garage we could just -- and I know it is
8 attached to the -- a garage to the existing little
9 (inaudible) building and that -- because -- may I
10 ask? Why do you need a garage?

11 I don't mean -- I don't want to get
12 personal about what's going on in the garage, but
13 if your house -- the new house is elevated which
14 I'm assuming it will be because it's back by the
15 marsh I thought the point was you could drive up
16 and keep all your stuff under there. That's my
17 theory.

18 I'm sticking to it. So -- but let's --
19 that's just what I was thinking.

20 MS. BURTON: So if I may go into that
21 for you very briefly, our goal tonight is to get
22 conceptual approval of the concept of what we're
23 trying to do which is this design. Obviously we
24 have not gone through all the parts in detail.
25 In talking to Joe, he advised us if you think you

1 might want to add a pool to put one in. If you
2 think you need a garage, put one in. If you think
3 you want -- show it.

4 So I am simply showing all the pieces
5 that at some point are -- my owners may say, I do
6 want that. It could be that we decide at some
7 point we don't want that, but we want to be able to
8 show you that it's a possibility.

9 I don't know exactly where it could be,
10 but it's a possibility that it could be here and it
11 will occupy some space and be some impervious
12 coverage.

13 The reason we why we don't want to
14 incorporate it into this is simply so that we have
15 the flexibility to move this wherever we need or
16 take it out whereas if it's here it's blocking a
17 big part of our rear elevation and the amount of
18 sunlight and enjoyment of the back yard.

19 So we're looking to, you know, have
20 that option to consider do we have the garage or
21 not a garage because we don't yet know. We're
22 really in the early stage of design so that we know
23 if we have approval of the concept so we could
24 continue or abandon the project.

25 THE CHAIRPERSON: Tonight we're

1 deciding on this small structure, whether it's
2 going to fly or not or be acceptable or not. What
3 may come later, that's still going to come before
4 us. I guess. I suppose.

5 MR. HENDERSON: Yes. So --

6 THE CHAIRPERSON: I suppose.

7 MR. HENDERSON: So the --

8 THE CHAIRPERSON: It should still come
9 before us and we would like to make our comments
10 about that because we really don't know what's
11 coming at us later. So like you say, these aren't
12 fixed drawings.

13 So I think tonight we need to consider
14 are -- you know, are we going to -- to permit this
15 renovation and reduction of the square footage size
16 or not and so that's -- go ahead.

17 MR. HERLONG: About that, it received
18 conceptual approval last month. Is that correct?

19 MR. HENDERSON: That is correct. Yes.

20 MR. HERLONG: It is here for
21 preliminary or final?

22 MR. HENDERSON: I think it is still --
23 I think we're here for preliminary approval.
24 Really, we're here as a step just before --

25 THE CHAIRPERSON: Final?

1 MR. HENDERSON: -- it goes to the Board
2 of Zoning Appeals and I think that --

3 THE CHAIRPERSON: And it goes --

4 MR. HENDERSON: -- what we would want
5 to do is grant a hard and fast approval of the
6 design, the arrangement of structures before they
7 go onto the BZA.

8 MS. SANDERS: Of all of the structures?

9 MR. HENDERSON: Of all of the
10 structures?

11 MR. HENDERSON: Yeah. So I think
12 conceptually the DRB wants to say yes to approving
13 the special exception, constructing the new house,
14 and also giving a certain treatment --

15 THE CHAIRPERSON: But we're not
16 approving the design of the new house?

17 MR. HENDERSON: No, and you're not
18 approving all the --

19 THE CHAIRPERSON: That can be built.

20 MR. HENDERSON: It can be.

21 THE CHAIRPERSON: Right.

22 MR. HENDERSON: But I would say before
23 it goes to the BZA we would want to get an idea of
24 how you're going to deal with this, with this
25 addition piece.

1 How are you going to deal with the
2 front porch? I think that that would -- you know,
3 you will have an opportunity to make final plan
4 approval after the BZA, but I would -- I would
5 strongly suggest that we get a little further along
6 in the design before it goes to the --

7 MR. HERLONG: I think the biggest
8 concern to me is are we all comfortable that that
9 may be old but can be torn down? It may be
10 historic, but the back part can be torn down.

11 I think the only way for us to know is
12 to walk there and see it, put our eyes on there and
13 walk and go there and see. We've done that in the
14 past.

15 MR. WICHMANN: That would facilitate
16 that. We'd start with --

17 MR. HERLONG: Normally in the past the
18 meeting was convened --

19 THE CHAIRPERSON: Right before.

20 MR. HERLONG: Right, earlier at the
21 residence and then --

22 THE CHAIRPERSON: That --

23 MR. HERLONG: If the discussion was
24 made then we'd come here and --

25 THE CHAIRPERSON: It does put the

1 decision off another month.

2 MS. BURTON: Really?

3 MS. SANDERS: I make a motion we defer
4 as Steve suggested.

5 MS. PERKIS: Well, I don't --

6 THE CHAIRPERSON: Do I hear a second?
7 There is a motion to be made.

8 MS. BOHAN: I second.

9 MS. PERKIS: What is the motion? Can I
10 ask what the motion is?

11 MS. SANDERS: To defer until we do as
12 Steve suggested and walk through.

13 MR. HERLONG: We could also give it
14 preliminary approval and do that prior to giving
15 final approval next month as well as opposed to
16 deferring it.

17 MS. SANDERS: So we're also fine with
18 the front porch and everything else and blah, blah,
19 blah?

20 THE CHAIRPERSON: Well, you can
21 modify your -- if you so choose to modify your --
22 your -- the motion then we've still got discussion
23 after that.

24 MS. BURTON: This --

25 MR. HENDERSON: If I could interject

1 just one thing here. So in order -- before we
2 grant final approval it has to be presented to the
3 Board of an Zoning Appeals. They won't make the
4 March meeting. So it would more than likely be the
5 April meeting --

6 MS. SANDERS: It's going to be another
7 month.

8 MR. HENDERSON: -- before they can go
9 before the BZA which would mean that that would
10 push it to May, would be final approval before the
11 DRB. So I think that I would just direct the
12 applicant to maybe open the house up to the Board
13 but not formally convene maybe.

14 THE CHAIRPERSON: Right.

15 MR. HENDERSON: Maybe allow folks to
16 go -- you know, just go to the house and take a
17 look around and also give some direction as to what
18 we would want to see, what specific rendering we
19 would want to see.

20 If the idea here is to uncover and
21 take a look at the brick maybe we could do some
22 exploring of what's under the siding, maybe render
23 that out a little bit more, find out what's under
24 there. If we're interested in seeing that back
25 piece become part of the garage maybe that could be

1 rendered. You know, we could see what that would
2 look like. Whatever we do I would like specific
3 kind of guidance on what to look for with the
4 rebubmittal.

5 MS. SANDERS: I kind of want to make
6 sure I'm on the same page because I'm not always.
7 This goes back to my previous motion. I'm not
8 comfortable making any final approval on the whole
9 concept because this application is not complete
10 with all the numbers. So I don't see how we can
11 possibly do that.

12 MR. HENDERSON: Well, that --

13 MS. SANDERS: So we're trying to focus
14 on the historic part.

15 MR. HENDERSON: Right. We don't need
16 to get bogged down with the minutia with regard to
17 zoning regulations with regard to setbacks and
18 building coverages. That will come in the final --

19 MS. SANDERS: That's what I was trying
20 to --

21 MR. HENDERSON: However, if we are
22 concerned with the design or with what's being
23 proposed here or we have more questions about
24 whether that addition is historically significant
25 and we want to walk through it then let's set up a

1 list of things that we want to do before the next
2 presentation. That's all I was saying.

3 MS. BURTON: And I would also like
4 clarification so that we know -- when we were asked
5 to get documentation about the rear part which we
6 did with the Richard Marx letter that clearly
7 illustrated that it was added on to later, that it
8 wasn't part of our original structure.

9 We've also demonstrated that the map
10 was not clear about when it was added on like it
11 was originally just a paper barrier and that there
12 are other instances where we have removed things
13 that are historic.

14 So I would also just like some
15 clarification about how will you -- like what will
16 you look for and how will you decide because I'm
17 not clear either what the criteria would be when we
18 went.

19 THE CHAIRPERSON: Well, we really can't
20 meet to discuss it on the site because we can't
21 have a quorum. Basically what we've done before is
22 just go and look. Everybody goes and looks at it
23 and we don't -- everybody look at this or we
24 shouldn't -- and then we come back here and talk
25 about it and meet.

1 I mean, I don't mind still pursuing
2 that idea if there's -- is it conceptual or what
3 was your --

4 MS. SANDERS: I've already forgotten.
5 Defer until we have time to review as Steve
6 suggested?

7 THE CHAIRPERSON: Right. You're right.
8 And was as -- as Steve said something answer
9 possibly approving it on a conceptual basis or --
10 but still not a final. Not a final.

11 But, I mean, if the porch is going to
12 kill it -- I mean, there's a lot of negativity
13 about the porch. Not -- you know, if the porch is
14 going to kill it they need to know that. I don't
15 have a problem with it, but there's enough people
16 that have mentioned on the Board they do have a
17 problem with it.

18 So I think it is some -- some guidance.
19 I mean, that's the only negative thing I've heard
20 about is the design itself which is what we're
21 talking about unless -- you know, I guess what we
22 can't do is if we're going to look at the back part
23 and say this is really super cool and historic and
24 we shouldn't let it be torn down which is a
25 possibility. That's why we're meeting there,

1 right? I mean, to decide --

2 MR. HERLONG: I was just wanting to
3 just remind the Board in the past that's been a
4 procedure that's been done. We don't have final.
5 We don't have to, but I just thought it might be a
6 good idea.

7 With the porch issue I don't think
8 there's even a problem here. You have submitted it
9 without a porch. The issue here is can it come a
10 down to the square footage requirement.

11 Are we okay with the concept of doing
12 that? But part of that is there's a big issue with
13 tearing down a large amount of structural property.

14 THE CHAIRPERSON: Get back to --

15 MR. HERLONG: We don't know how
16 historic or not.

17 MS. SANDERS: And I think writing a
18 letter is not really research. I know he knows a
19 lot, but I think -- I think we still don't have the
20 answer.

21 THE CHAIRPERSON: Do we want to
22 second -- try another motion then. Well, first of
23 all, did we have a second on that one?

24 MS. KENYON: Yes, we did.

25 THE CHAIRPERSON: We had a motion out

1 there to basically visit the property before the
2 next meeting or right before the next meeting and
3 defer this until then. Is that correct? I guess
4 that would be assuming that's what would happen.

5 MR. HERLONG: And, Joe, you're saying
6 that's not really -- put this behind in the overall
7 scheme of getting all of the improvements.

8 MR. HENDERSON: Right.

9 THE CHAIRPERSON: Because it would have
10 to go to the BZA and everything else.

11 MR. HERLONG: That's exactly right.

12 THE CHAIRPERSON: I mean, ideally at
13 the next meeting they're going to get final
14 approval. I mean ideally or final or like no way
15 or whatever.

16 MR. HENDERSON: They're not going to
17 get final approval at the March meeting, but they
18 will get the green light to go to the BZA. We're
19 going to say we approve the special exception.
20 We grant you the approval for the special exception
21 and we like what you're showing for the historic
22 structure.

23 Move forward and then we'll see you
24 after BZA. If the BZA grants approval then they
25 come back to you guys with all these this -- dialed

1 in or not with all the ordinances being met. So
2 that's where we are.

3 My question to you is, what should they
4 return with in March as far as renderings? Would
5 you want to see an alternative design with that
6 back element used as a garage?

7 It seems as that's what I'm hearing and
8 I don't know how that hard that would be or how
9 cumbersome that would be on the applicants to put
10 together. But is that something you would continue
11 consider keeping that back element on there.

12 MS. PERKIS: Can we also meet -- rework
13 the front porch? I don't know what I want to see.
14 Is that --

15 MR. HENDERSON: A redesign of the front
16 porch?

17 MS. PERKIS: I understand the need for
18 a front porch. It's great. It keeps the sun off,
19 protects the elements. It's good, but maybe we're
20 just not liking the shed look and the columns.
21 That's --

22 THE CHAIRPERSON: The problem with that
23 is we're not even all in agreement with that. I
24 think it's fine. You're going to get direction
25 saying this way and this way. So --

1 MS. BURTON: Right. I mean, my goal
2 was to be very differential to that existing
3 building and to keep it like low key, little, quiet
4 so that the existing building stood as opposed to
5 tada, you know.

6 So I'm really trying to be deferential
7 given how far I could come. So that's why it
8 needed to be the way it was.

9 THE CHAIRPERSON: Right. Where are we
10 going here?

11 MS. PERKIS: And may I say that front
12 porch is not really wide. We're not talking a huge
13 front porch here.

14 MR. ANDEREGG: You were talking about
15 what's underneath the siding. There are plenty of
16 pictures showing the porch underneath the siding.
17 So the siding -- the part you want to take off and
18 the brick on the front of it -- there are plenty of
19 pictures prior --

20 MS. BURTON: There are photos in here.

21 MR. ANDEREGG: Prior to when the final
22 siding was put up. And there's this angle of,
23 well, I think -- I don't know what -- what heading
24 comes under the property rights. In a sense you've
25 got to allow this to be able to do something with

1 the property -- you can't -- so that it is sellable
2 or to the next -- you know, otherwise it's a bad
3 situation. You can't do that to a homeowner to
4 make it unsellable. So that's kind of a bit of an
5 issue here.

6 THE CHAIRPERSON: Yeah. I know. We've
7 allowed it several times already. The same thing
8 has been allowed on several houses already that
9 have been before us. But --

10 MR. HERLONG: We are going to make a
11 motion.

12 THE CHAIRPERSON: Yes. So...

13 MS. BOHAN: May I make one last
14 comment?

15 THE CHAIRPERSON: Yes.

16 MS. BOHAN: I respect you as an
17 architect; so please take this with all due
18 respect. I think that possibly if it could be more
19 of a -- not a flat, long porch but if it could be
20 more of a Connecticut barn that was readaptive and
21 reused.

22 I'm thinking of the countryside around
23 Roatan, that area where, you know, if it was a
24 pitched kind of a roof line that it would mimic --
25 the front would mimic the back, the background.

1 I would suggest working on that because
2 I think that seems to be a point of contention.

3 MS. BURTON: I'm happy to consider
4 alternative porch designs.

5 MS. BOHAN: Smaller roof pitch.

6 MS. BURTON: I just really want -- I
7 guess I really want to be clear that overall the
8 concept of adding the front porch is okay and I
9 will for the Board come up with a design that
10 you'll approve.

11 MR. HERLONG: And I feel confident
12 that we --

13 MS. BOHAN: We'll get there.

14 MR. HERLONG: -- there is going to be a
15 solution that even will be happy with. That's not
16 the real problem here. It's just, you know,
17 getting it to 1,200 square feet and treating this
18 the way we always treat these submittals. So...

19 THE CHAIRPERSON: So you want to make
20 that motion?

21 MR. HERLONG: I make a motion that the
22 applicant work with Joe and the Town to arrange an
23 earlier meeting where we can go visit this
24 structure, the rear structure, prior to next
25 month's meeting.

1 THE CHAIRPERSON: Great. All right.
2 Do I hear a second?

3 MS. PERKIS: I second.

4 THE CHAIRPERSON: Discussion?
5 Everybody in favor?

6 MR. WICHMANN: Aye.

7 THE CHAIRPERSON: All right. So do
8 we -- are we basically -- that's just assuming as
9 it's being deferred until the next meeting, this
10 application, correct?

11 MR. HERLONG: I think so.

12 MR. HENDERSON: Yes.

13 THE CHAIRPERSON: Right.

14 MR. HERLONG: I think everybody
15 generally is happy with the direction.

16 THE CHAIRPERSON: Essentially -- I
17 think the design essentially may need some slight
18 modifications and figure out some of the porches
19 perhaps, but other than that I think what you've
20 got is fine.

21 The biggest question is does that back
22 porch -- should it come off with which, you know,
23 in our experience all probability it will come
24 off but that's just our experience. We don't know
25 that. We have not made that decision.

1 So I'm sorry. That's about all we can
2 get out tonight. Thank you.

3 MS. BURTON: Thank you very much.

4 THE CHAIRPERSON: Anything else, Joe?

5 MR. HENDERSON: No, sir.

6 THE CHAIRPERSON: Good. We're
7 adjourned.

8 (The meeting was adjourned at 7:19 PM.)

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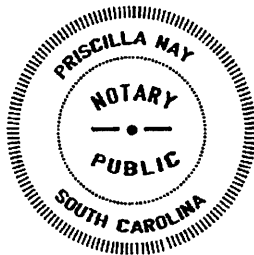
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CERTIFICATE OF REPORTER

I, Priscilla Nay, Court Reporter and Notary Public for the State of South Carolina, do hereby certify that the foregoing transcript is a true, accurate, and complete record.

I further certify that I am neither related to nor counsel for any party to the cause pending or interested in the events thereof.

Witness my hand, I have hereunto affixed my official seal this 27th day of February, 2017 at Charleston, Charleston County, South Carolina.



Priscilla Nay

Priscilla Nay,
Court Reporter
My Commission expires
December 2, 2021

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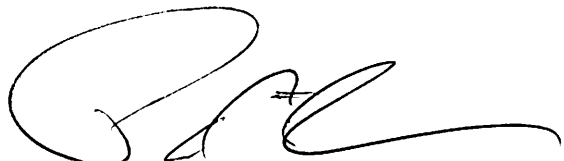
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THE DECISIONS OF THE DESIGN REVIEW BOARD SHALL BE EFFECTIVE IMMEDIATELY UPON THE APPROVAL OF THE CERTIFICATE OF APPROPRIATENESS. THESE MINUTES WILL BE USED AS AN OFFICIAL RECORD TO THE DECISIONS MADE UPON RATIFICATION.

SIGNED, SEALED AND DELIVERED THIS DAY OF MARCH 15, 2017



VICE CHAIRMAN, STEVE HERLONG



CHAIRMAN, PAT ILBERTON